



Design Review Board
REPORT of the PLANNING & DEVELOPMENT STAFF
November 23, 2013

Application: CA 13-214

Applicant: KW Commercial

Property: 116 and 120 North Markley Street; TMS # 74-1-9, -10, -11, -13 & 74-6-1

Request: To demolish one building, renovate the façades of three others, and develop parking lots

Relevant Design Guidelines:

Design Guidelines for the Central Business District

Design Guidelines for the Central Business District:

AP.2 A sidewalk should help establish a sense of visual continuity for the area and enhance the walking experience.

AP.3 An open space within a site should be designed to maximize the potential for their active use.

AP.5 The use of trees and flowering plants is strongly encouraged.

AP.7 Minimize the visual impacts of exterior lighting.

AP.8 Minimize the visual impacts of mechanical equipment and service areas.

AP. 9 Minimize the visual impacts of a parking lot.

AP.13 Use colors to create a coordinated color scheme for a building.

S.1 Design a sign to be in balance with the overall character of the property.

VEH.3 The street level of a building should be pedestrian friendly.

Introduction, How are guidelines used? ... "The design review process is 'reactive', in that it only applies to proposed actions initiated by a property owner... The [DRB] will consider the proposed projects on a case-by-case basis, to determine if an adequate number of relevant guidelines have been met. However, there is no set number of guidelines that must be met to gain approval. In making its determination, the [DRB's] overall concerns are that the proposed work complies with the criteria in its ordinance and that the overall character of the downtown is enhanced. The design guidelines provide an objective basis for determining that these objectives will be achieved."

Staff Comments:

The applicant proposes to renovate and reuse the former Smith-Dray Lines warehouses on North Markley Street. A vacant parcel at the corner of North Markley Street and Grace Street is also included for additional parking.

The proposal includes the removal of one of the four buildings. Other than the remaining buildings, the site is essentially a parking lot. Limited landscape areas exist, and retaining walls adjacent to the street limit screening possibilities. Required parking lot screening from streets may require the use a wall rather than landscaping. Eight on-street parking spaces are proposed which will require approval of the City Traffic Engineer. The public sidewalk is proposed to encroach on private property to circumvent the on-street parking. Dedication of right-of-way may be required. A proposed dumpster adjacent to the rear of the property does not appear to be properly screened. While parking is essential to the reuse of these warehouse buildings, the site layout appears to be inconsistent with design guidelines AP.2, AP.3, AP.8, and AP.9. An exterior lighting plan was not submitted (AP.7). While the existing buildings are not listed on the national register, removal of an older structure for the sake of surface parking is not appropriate for the maintenance of the urban fabric.

With regard to the renovation of the remaining buildings, a number of new or enlarged openings are proposed on all facades. Some existing openings are reduced to maintain consistent window and door sizes appropriate for the new uses of the buildings. Because of the cut and fill on the facades, both existing and proposed, the brick buildings will be painted. A medium brown and a terra cotta color are proposed. Accent colors range from muted to bold. An accent element is proposed at the entrance to the building identified as 'potential restaurant', but the material is not identified. On this building there is a discrepancy between the elevations and the color rendering – the color rendering proposes a rooftop space with railings and stair tower. These elements do not exist on the elevation drawings. An additional discrepancy between the two drawings is the window awnings. A colors and materials board will be presented at the hearing by the applicant.

Sign locations are indicated on the building elevations. The wall signs and a projecting sign are appropriately located on the facades.

With the clarification of the discrepancies between the drawings, the building facades and sign locations comply with the pertinent guidelines. Staff questions the appropriateness of demolishing one of the buildings, and believes the site plan requires additional refinement in order to comply with the design guidelines.



PROJECT: Markley Station – CA Project #13-38

DESCRIPTION: Current Condition Photos with Descriptions - Page 1



122 will be demolished to make space in order to provide adequate parking. At 120 we will add openings at the front and newly exposed side wall for storefront glass and entrances with metal canopies above. Metal stud framing with stucco finish may be added at the front and exposed side to have better height for signage. The brick will be painted.



At 116 and 118 Markley we plan to enlarge selected openings and add storefront glass with metal canopies above. The building will be painted.



The south side of 116. The existing openings will be expanded and storefront glass will be added with metal canopies above.

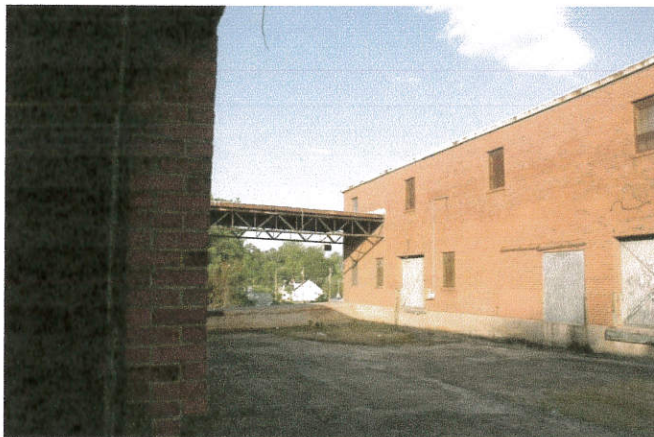


PROJECT: Markley Station – CA Project #13-38

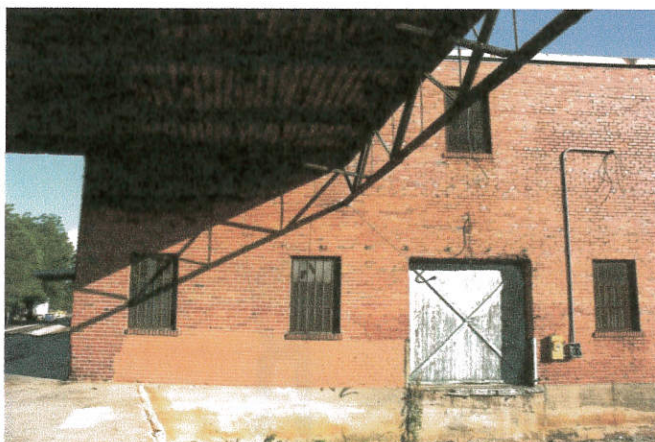
DESCRIPTION: Current Condition Photos with Descriptions - Page 2

View into court between 118 & 120 from Markley Street.

This space will be used for overflow parking to start and then developed into a courtyard when funds are available.



The Court may be used initially for parking. In the future, paving may be replaced with a combination of landscaping and loose laid stone or stained concrete.



On both sides of the court, doors and windows will be replaced with storefront glass. The roof will be reworked over the dock and a ramp will be added from the court to the dock.



PROJECT: Markley Station – CA Project #13-38

DESCRIPTION: Current Condition Photos with Descriptions - Page 3

South side of the court.



The existing retaining wall and paving at the front of 118 will be changed. The wall will be resurfaced and landscaping will be added around the handicapped and unloading spaces.

The Owner is purchasing additional land across Markley Street for parking. This could provide 38 additional parking spaces.





PROJECT: Markley Station – CA Project #13-38

DESCRIPTION: Current Condition Photos with Descriptions - Page 4




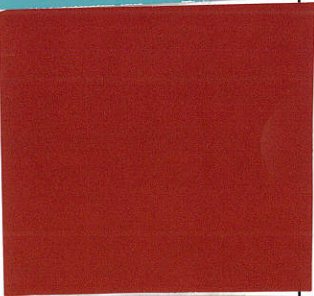
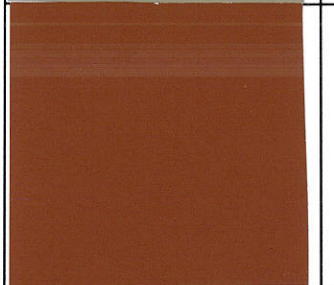
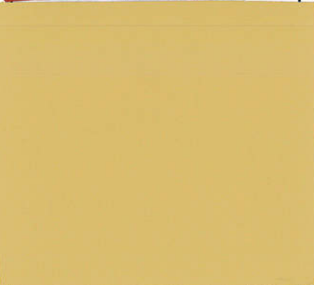



The Owner is purchasing additional land across Markley Street for parking. This could potentially provide 36 to 40 additional parking spaces.



PROJECT: Markley Station – CA Project #13-38

DESCRIPTION: Proposed Exterior Colors

SAMPLE	ITEM/COLOR	SAMPLE	ITEM/COLOR
	Exterior Building Color for 116 & 118 Markley 6088 – Nuthatch		Accent Color for 116 Markley 6774 - Freshwater
	Accent Color for 118 Markley 0024 – Curio Gray		Accent Color for 118 Markley 6608 – Rave Red
	Exterior Building Color for 120 Markley 0080 – Cajun Red		Accent Color for 120 Markley 6381 – Anjou Pear
	Accent Color 120 Markley 6179 - Artichoke		

Note 1: All colors listed are from the Sherwin-Williams® paint collection

Note 2: Accent colors will be used for entrances and trims

Application # _____ Fees Paid _____
 Date Received: _____ Accepted by _____
 DRB Review: _____ Staff Review: _____
 Date deemed complete _____ App Deny Conditions _____



Application For Certificate of Appropriateness – Urban Design Panel

(For Properties in the C-4 Zoning District and all Signs requiring design review*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	<u>KW Commercial</u>	<u>Sam Turnentine</u>
ADDRESS:	<u>301 Augusta Street</u> <u>Suite 100</u>	<u>506 Hidden Hills Dr</u> <u>Greenville SC 29605</u>
PHONE:	<u>864-422-9500</u>	<u>864-269-3696</u>
FAX:	<u>864-422-9039</u>	<u>864-269-3023</u>
EMAIL:	<u>rsisam@kw.com</u>	

Property Information

STREET ADDRESS: 116120 N Markley DEED BOOK/PAGE _____
 TAX PARCEL #: _____ ZONING DESIGNATION: C-4
 WEST END HISTORIC DISTRICT? No NATIONAL REGISTER? No

Description Of Request

Tax Parcel #

<u>0074000100900</u>	<u>1707</u>	<u>503</u>
<u>0074000101000</u>	<u>2403</u>	<u>958</u>
<u>0074000101100</u>	<u>2008</u>	<u>1719</u>
<u>0074000101300</u>	<u>0481</u>	<u>390</u>

* Monument signs exceeding 18" in height in any district; signs designed pursuant to Section 19-6.6.2(c)(3); and sponsorship signs pursuant to Section 19-6.6.6(h).

and 0074000600100

Application # CA 13-214 Fees Paid _____
 Date Received: 9-3-2013 Accepted by _____
 DRB Review: _____ Staff Review: _____
 Date deemed complete _____ App Deny Conditions _____



Application For Certificate of Appropriateness – Urban Design Panel

(For Properties in the C-4 Zoning District and all Signs requiring design review*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	<u>kw commercial</u>	<u>Sam Torrentine</u>
ADDRESS:	<u>301 Augusta St Silerco</u> <u>Greenville SC 29601</u>	<u>506 Hidden Hills Dr</u> <u>Greenville SC 29605</u>
PHONE:	<u>864 - 422 - 9510</u>	<u>864 - 269 - 3696</u>
FAX:	<u>864 - 422 - 9039</u>	<u>864 - 269 - 3023</u>
EMAIL:	<u>rsisam@kw.com</u>	_____

Property Information

STREET ADDRESS: 116/120 North Markley DEED BOOK/PAGE see additional
 TAX PARCEL #: see additional ZONING DESIGNATION: C-4
page 2
 WEST END HISTORIC DISTRICT? NO NATIONAL REGISTER? NO

Description Of Request

The building described as 116/120 North Markley are
being purchase by Gantam Holdings, LLC and/or
assigns, and Upstate Realty, LLC and/or assigns.
They plan to rehab the interior, maintaining the
structural element - wood beams, wood floors, brick,
dark doors, etc. The exterior is in need of
improvements due to missing/deteriorating brick, etc.
The buyers want to keep the Heritage &
style while improving the exterior facade,
while being able to qualify for tax credits.
Design Review Board input will be obtained
for this process

* Monument signs exceeding 18" in height in any district; signs designed pursuant to Section 19-6.6.2(c)(3); and sponsorship signs pursuant to Section 19-6.6.6(h).

Parking and Landscape Requirements

PER GREENVILLE, SC CODE OF ORDINANCES ARTICLE 19-6 REQUIRED (PROVIDED)

PARKING-OFFICE	36,320/600SF=60 REQ SPACES	91-96 PROVIDED
PARKING-RESTAURANT	4,503/100SF=45 REQ SPACES	91-96 PROVIDED
PARKING-HC ACCESSIBLE	76-100 SPACES=4 REQ SPACES	7 PROVIDED
TREES/SF OF PARKING	22,444 SF 1/2000SF	11 (11)
SHRUBS/SF OF PARKING	22,444 SF 6/2000SF	88 (88)

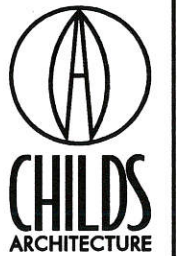
Revisions	Description	Date

Childs Architecture
24 Vardry Street
Greenville, SC 29601
PO Box 2372, 29602
P 864-242-6977 F 242-6557

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Markley Station
Mixed Use
Redevelopment
116, 118, 120 & 122 Markley St.
Greenville, SC 29601

3 Dans LLC
with Keller
Williams Realty
301 Augusta St.
Greenville, SC 29601

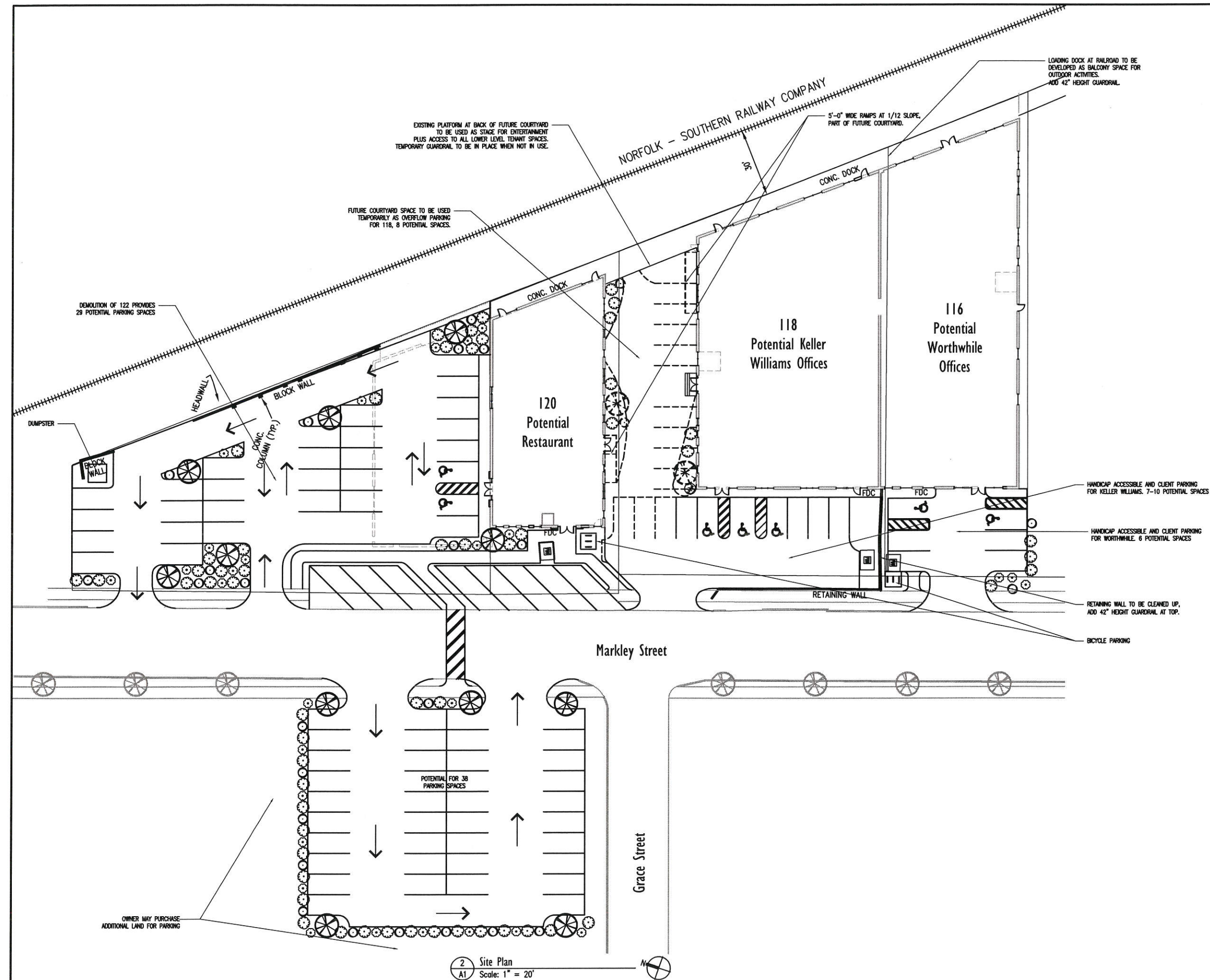


Site Plan

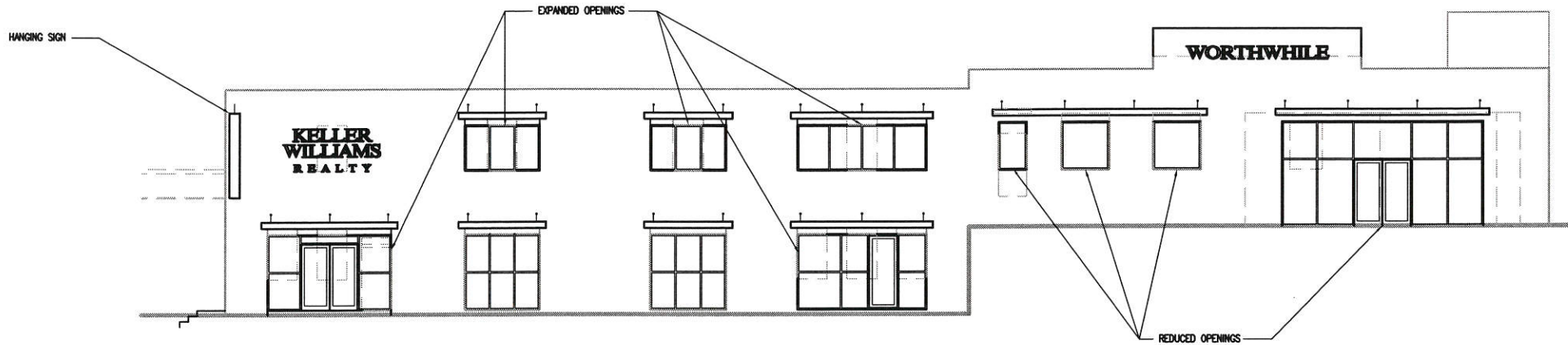
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



2 Site Plan
A1 Scale: 1" = 20'



1 116 & 118 Front Elevation
A5 Scale: 1/8" = 1' - 0"

General Notes

ALL OPENINGS TO BE FITTED WITH STOREFRONT GLAZING.
MANY OPENINGS DESIGNED TO FIT WITHIN EXISTING OPENINGS. NEW, EXPANDED, AND REDUCED OPENINGS ARE NOTED.

Line Type Legend

— EXISTING TO REMAIN
- - - EXISTING TO BE DEMOLISHED
— NEW

Revisions

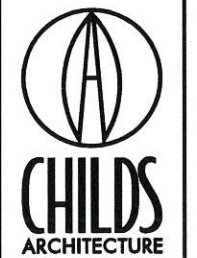
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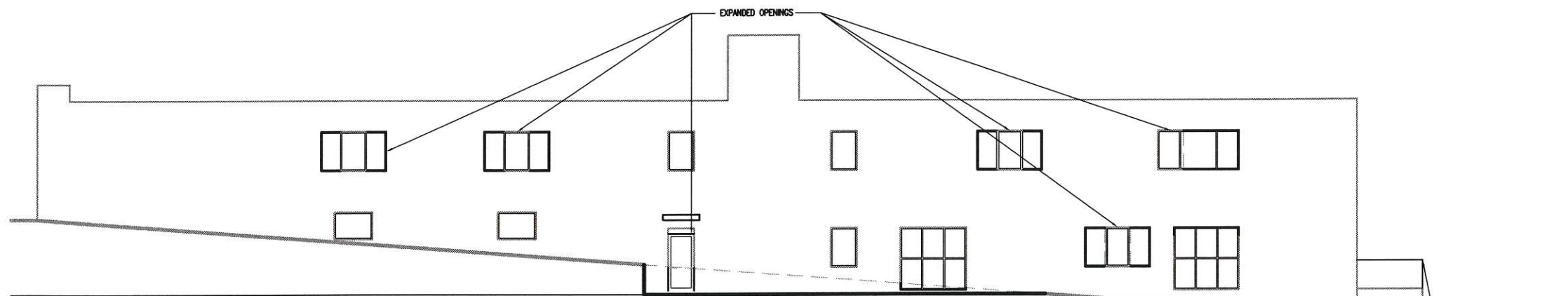
Elevations

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Date	11/18/13
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CAD File	133B

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Sheet 5 of 5

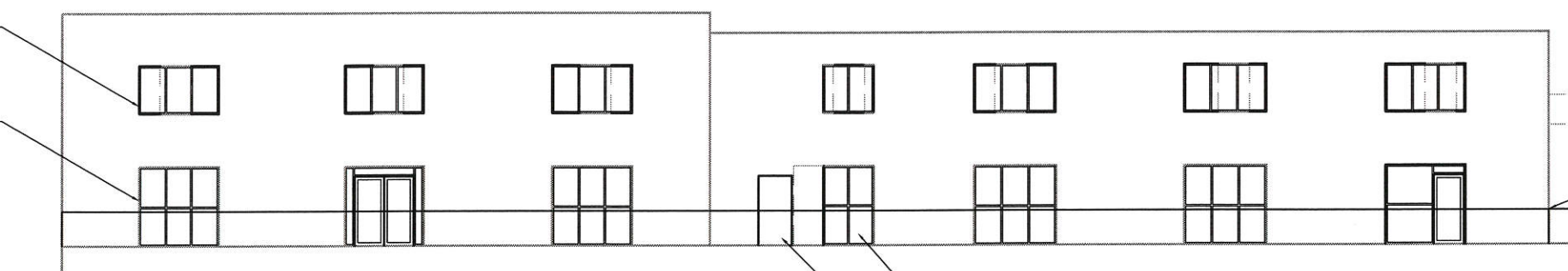
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



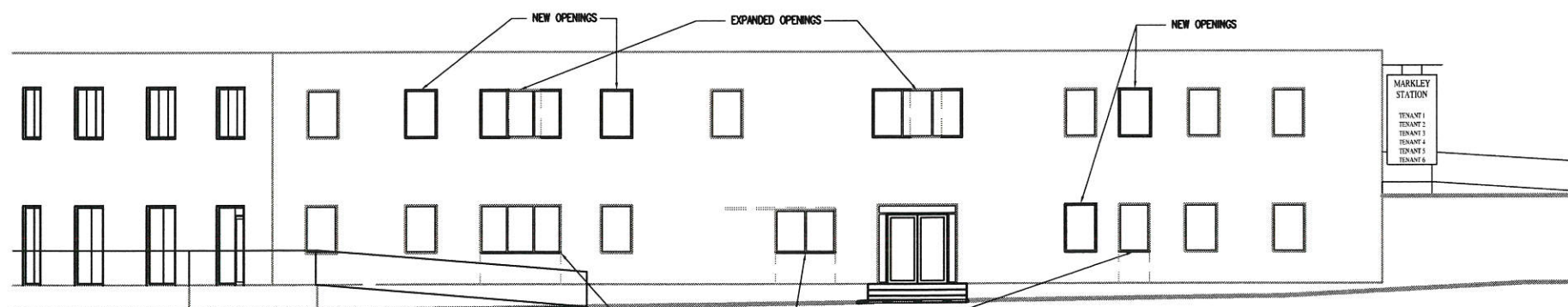
2 116 Side Elevation
A5 Scale: 1/8" = 1' - 0"

ALL UPPER LEVEL OPENINGS ARE
EXPANDED FROM ORIGINAL OPENINGS

ALL LOWER LEVEL OPENINGS ARE MADE
TO FIT EXISTING OVERHEAD DOOR
OPENINGS EXCEPT AT FIRE STAIR EXIT



3 116 & 118 Back Elevation
A5 Scale: 1/8" = 1' - 0"



4 118 Side Elevation
A5 Scale: 1/8" = 1' - 0"

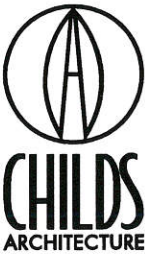
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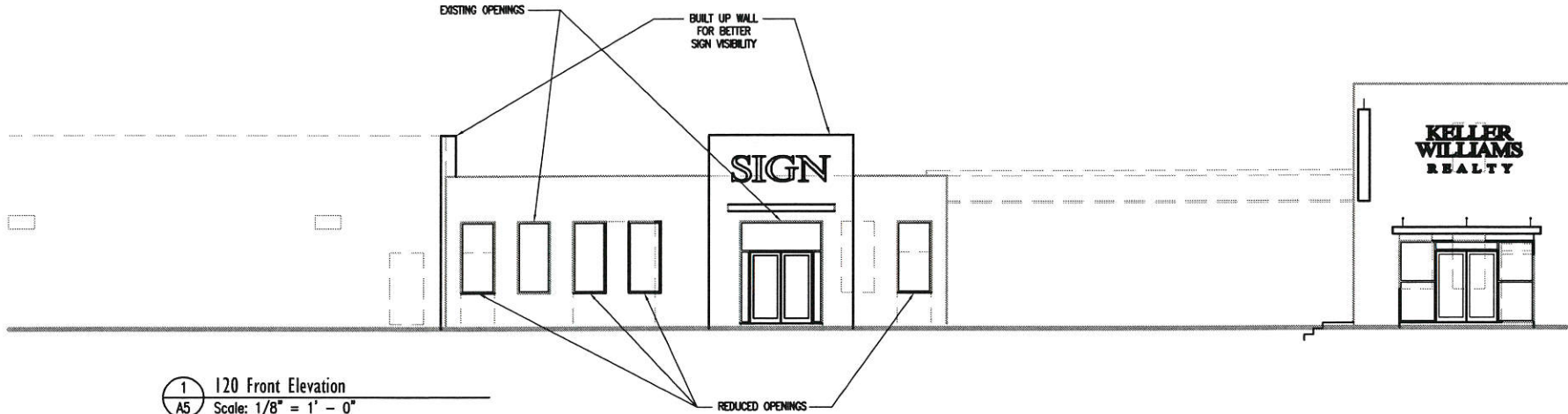
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A6



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 — NEW

